

Predatory Vehicle Rental Data

The issue was first identified by SPD Parking Enforcement many years ago and later through the inter-departmental RV Remediation Team. Collecting accurate data on predatory rentals is difficult since the practice has not been documented until recently. Renting dilapidated vehicles and vehicles that constitute a public health hazard to occupants is not currently restricted by City of Seattle SMC and therefore the City's ability to investigate and pursue credible leads and sources has been limited. Other limiting factors include:

- Use of fake or different names when purchasing vehicles at the auction.
- Having a different person purchase vehicles on their behalf at the auction.
- Unwillingness of occupants to report predatory landlords for fear of retaliation.
- Improper registration of vehicles after they are purchased at auction.

Supporting Data:

There are currently four *known* predatory vehicle landlords that have had multiple contacts with SPD and Parking Enforcement referred to below as Person A, B, C, and D. There are at minimum **30-40** vehicles in circulation with a comparable number of people living in the vehicles. We are certain, however, that the number of vehicle landlords is higher than four.

FAS and Lincoln Towing have confirmed that there are at least ten individuals linked to multiple vehicles and/or vehicles that were disposed of in 2017 and 2018.

Of the ten individuals identified by FAS and Lincoln Towing, SPD identified five people from that list that have at **least 38 active vehicles registered in their names**. In the past, several of these individuals had **over 30 vehicles** listed in their name alone.

We are also aware of predatory landlords operating on a smaller scale with no more than one or two vehicles at a time. We believe most of these smaller vehicle landlords are generally concentrated in the Georgetown/SoDo area and are difficult to identify since there may only be one victim at a time. For example: one Parking Enforcement Officer working in South Seattle stated that they have had at least ten separate instances where a person stated they could not move their vehicle because it doesn't belong to them.

Data on the known predatory vehicle landlords:

Person A is **known to operate at least seven** RVs north of Ballard and **at least six** RVs in the Lake City area. Of those, there are five active vehicles registered in his name. He is known to rent out one vehicle to multiple occupants at the same time, and generally does not provide occupants with the keys to move their vehicles. "Rick's Rentals" is the colloquial way by which occupants engaging with SPD refer to the RVs he operates. In one circumstance, SPD Parking Enforcement was informed by an RV occupant that they feared leaving the vehicle because they had missed a rent payment. In a previous instance the vehicle had been moved without their knowledge and their belongings had been dumped outside the RV onto the sidewalk.

Person B has claimed to have bought **hundreds of vehicles from the Lincoln Towing** auction to rent out. We estimate that **he had at least ten to twelve vehicles in circulation at one point in time**. Currently, there is only one active vehicle registered in his name. In 2017, Person B towed about a dozen RVs onto WSDOT property off E Marginal Way SW and illegally occupied state property to set up an unsanctioned safe lot known as "[Camp Sanctuary](#)." At that location he rented at least five RVs to homeless occupants in exchange for rent or other services.

Person C is known to have at **least four vehicles** in Georgetown that he rents out, however, there are currently **eleven active vehicles registered in his name**. The vehicle occupants that SPD has made contact with are all single females.

Person D known to have had at least **five vehicles** in the Georgetown/SoDo area at one point in time. SPD has made multiple contacts with him and estimates that he is now likely only renting two vehicles. There are currently four active vehicles registered in his name.